

AMENDED IN SENATE MAY 14, 2013

AMENDED IN SENATE MAY 6, 2013

AMENDED IN SENATE APRIL 22, 2013

**SENATE BILL**

**No. 676**

---

**Introduced by Senator Block**

February 22, 2013

---

An act to amend Section 10148 of the Business and Professions Code, relating to real estate.

LEGISLATIVE COUNSEL'S DIGEST

SB 676, as amended, Block. Real estate records: unlawful destruction.

Existing law requires a licensed real estate broker to retain for 3 years copies of all listings, deposit receipts, canceled checks, trust records, and other documents executed by him or her or obtained by him or her in connection with any transactions for which a real estate broker license is required. Existing law provides that after notice, the books, accounts, and records shall be made available for examination, inspection, and copying by the commissioner or his or her designated representative during regular business hours, and shall, upon the appearance of sufficient cause, be subject to audit without further notice, except that the audit shall not be harassing in nature. Existing law provides that any person who willfully violates or knowingly participates in the violation of these provisions is guilty of a misdemeanor with specified penalties.

This bill would, *in addition*, authorize the Department of Real Estate to suspend or revoke the license of any real estate broker, real estate salesperson, or corporation licensed as a real estate broker, if the real estate broker, real estate salesperson, or any director, officer, employee,

or agent of the corporation licensed as a real estate broker knowingly destroys, alters, conceals, mutilates, or falsifies any of the books, ~~papers, writings, documents, or tangible objects~~ *accounts, or records* that are required to be maintained ~~or that have been sought in connection with an investigation, audit, or examination of a real estate licensee by the commissioner. The bill would exempt a violation of these provisions from the criminal offense described above.~~ *and provided pursuant to notice, as described above.*

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1     SECTION 1. Section 10148 of the Business and Professions  
2     Code is amended to read:  
3     10148. (a) A licensed real estate broker shall retain for three  
4     years copies of all listings, deposit receipts, canceled checks, trust  
5     records, and other documents executed by him or her or obtained  
6     by him or her in connection with any transactions for which a real  
7     estate broker license is required. The retention period shall run  
8     from the date of the closing of the transaction or from the date of  
9     the listing if the transaction is not consummated. After notice, the  
10    books, accounts, and records shall be made available for  
11    examination, inspection, and copying by the commissioner or his  
12    or her designated representative during regular business hours;  
13    and shall, upon the appearance of sufficient cause, be subject to  
14    audit without further notice, except that the audit shall not be  
15    harassing in nature.  
16    (b) The commissioner shall charge a real estate broker for the  
17    cost of any audit, if the commissioner has found, in a final desist  
18    and refrain order issued under Section 10086 or in a final decision  
19    following a disciplinary hearing held in accordance with Chapter  
20    5 (commencing with Section 11500) of Part 1 of Division 3 of  
21    Title 2 of the Government Code that the broker has violated Section  
22    10145 or a regulation or rule of the commissioner interpreting  
23    Section 10145.  
24    (c) If a broker fails to pay for the cost of an audit as described  
25    in subdivision (b) within 60 days of mailing a notice of billing,  
26    the commissioner may suspend or revoke the broker's license or  
27    deny renewal of the broker's license. The suspension or denial

1 shall remain in effect until the cost is paid or until the broker's  
2 right to renew a license has expired.

3 (d) The commissioner may maintain an action for the recovery  
4 of the cost of an audit in any court of competent jurisdiction. In  
5 determining the cost incurred by the commissioner for an audit,  
6 the commissioner may use the estimated average hourly cost for  
7 all persons performing audits of real estate brokers.

8 (e) ~~(1)~~—The department may suspend or revoke the license of  
9 any real estate broker, real estate salesperson, or corporation  
10 licensed as a real estate broker, if the real estate broker, real estate  
11 salesperson, or any director, officer, employee, or agent of the  
12 corporation licensed as a real estate broker knowingly destroys,  
13 alters, conceals, mutilates, or falsifies any of the books, papers,  
14 writings, documents, or tangible objects that are required to be  
15 maintained by this section or that have been sought in connection  
16 with an investigation, audit, or examination of a real estate licensee  
17 by the commissioner.

18 ~~(2) A violation of this subdivision shall not be subject to Section~~  
19 ~~10185.~~